



**FOR SALE/LEASE**  
**\$4,000,000/\$156 PSF**

# 221 McRand Ct

HAGERSTOWN, MARYLAND

## ABOUT THE PROPERTY

**221 McRand Ct** is a rare opportunity to own a meticulously-maintained Class A Flex Building in Hagerstown. The property is a perfect owner/user opportunity as it offers both a 10,026 square foot space available for immediate occupancy, and a recently renewed long-term Tenant that offers the owner an in-place income stream. The 10,026 SF space is also available for lease. The property boasts fenced-in outside storage, a large truck court, a clean warehouse with two at-grade drive-in doors and an 18' clear height, plenty of parking, and well-appointed office space.

## BUILDING FEATURES

- Owner/User or Investor Opportunity
- 25,500 SF Class A Flex Office Building
- 10,026 SF Office / Warehouse Space Available for Immediate Occupancy
- Family Center (co-tenant), recently signed a five (5) year renewal extension, providing an in-place income stream
- Large Fenced Outside Storage
- Spacious Truck Court
- Easy Access to I-81 & I-70
- Best-in-class Hagerstown Flex

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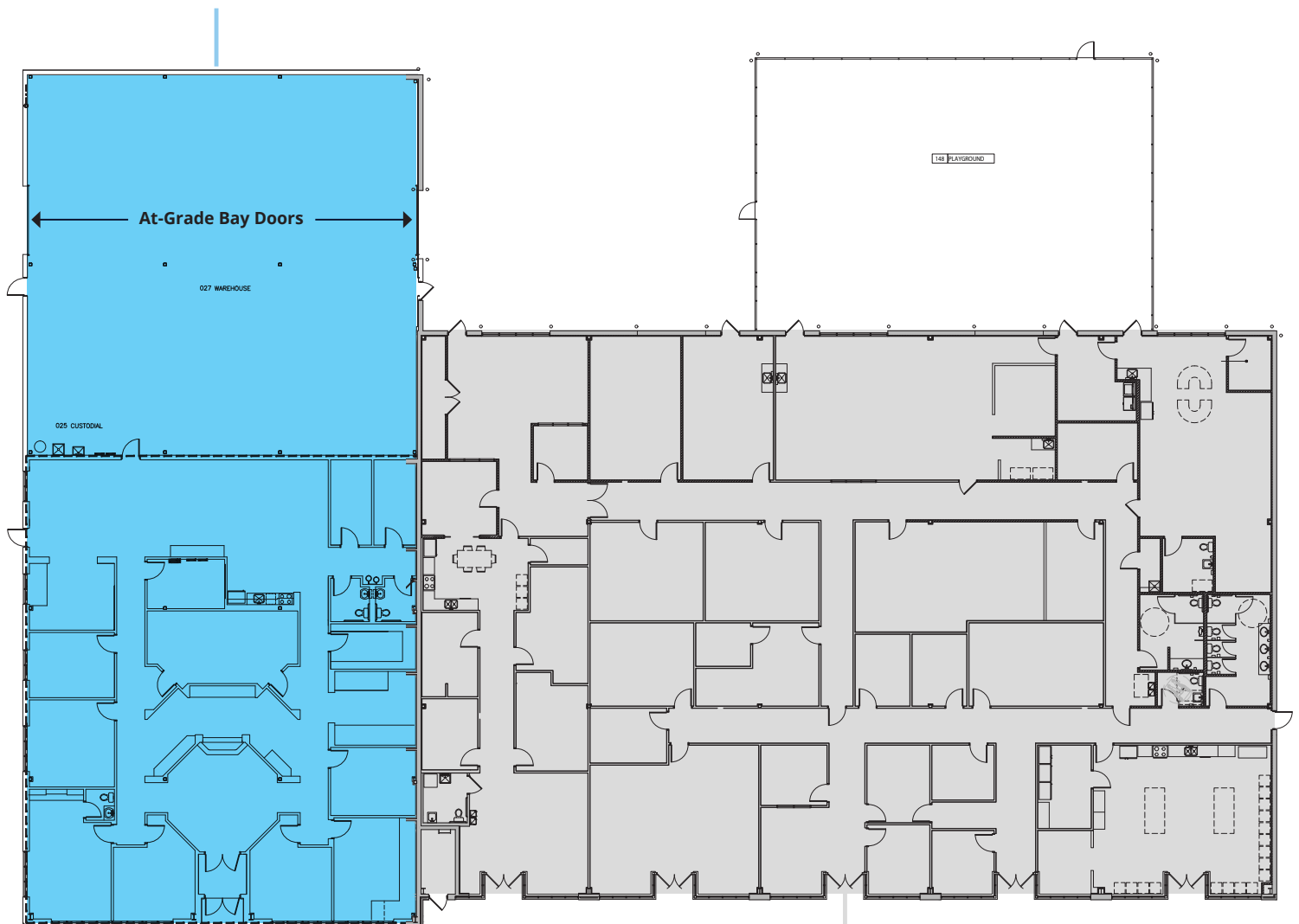
HAGERSTOWN, MARYLAND

## FLOOR PLAN

**Suite 100:** 10,026 SF Available

- 5,514 SF Office

- 4,512 SF Warehouse



**LEASED**

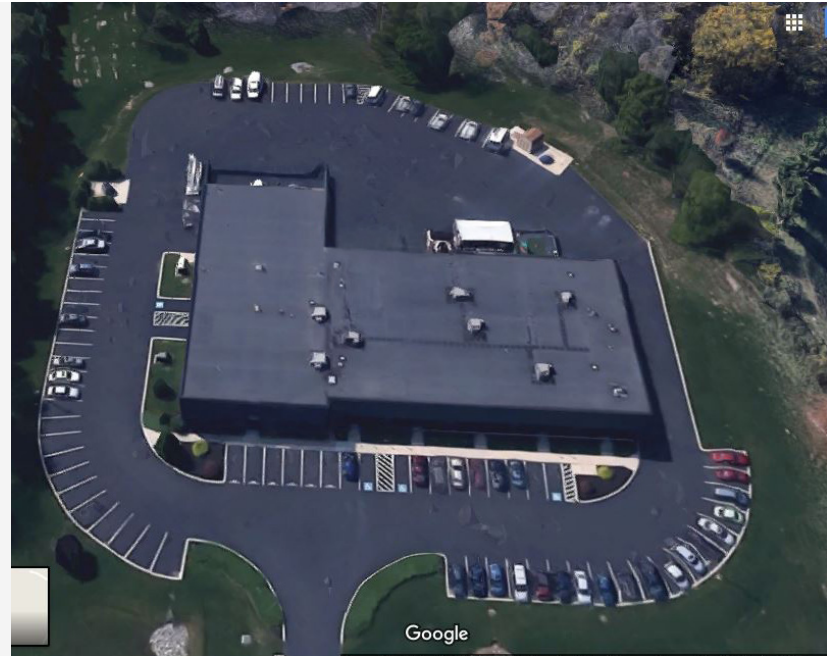
**Family Center:** 14,284 SF  
Lease Expiration: 9/30/2030

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## BUILDING SPECS

- 18' Clear Heights
- 12' x 14' Motor Operated Bay Doors
- Electric - 120/208 3 phase, 4 wire
- 100 kW Generator Power Available
- Natural Gas Heating
- 59 Surface & 4 Handicap Spaces
- ADA Accessible
- Zoned Industrial General
- Located within Enterprise Zone
- 5.25 Acres



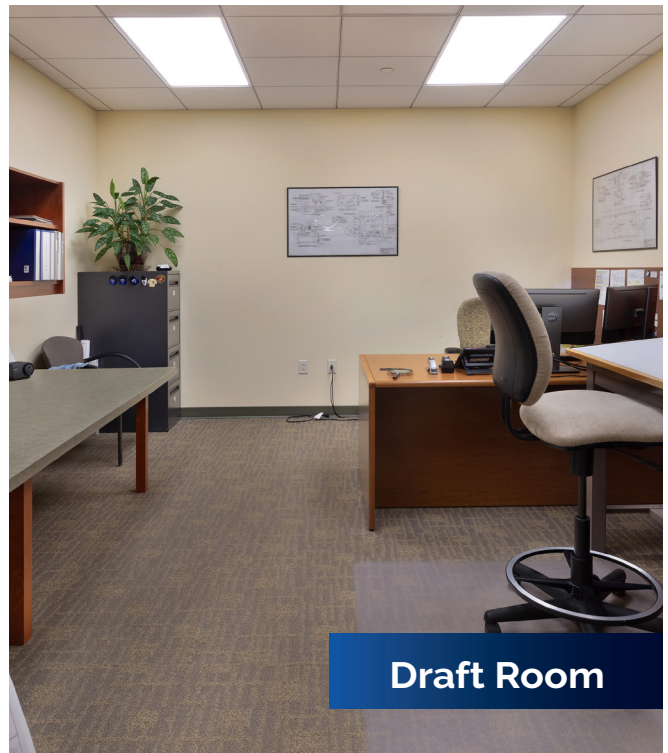
# BUILDING PHOTOS



Private Office



Reception



Draft Room

# BUILDING PHOTOS



**Break Area**



**Truck Court**

# WAREHOUSE PHOTOS



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## LOCATION OVERVIEW



### FOR MORE INFORMATION



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